



Address: [7109 CABOT ESTATES DR](#)
City: TARRANT COUNTY
Georeference: 47318F-1-5
Subdivision: WINDSOR ESTATES ADDITION
Neighborhood Code: 1A030Q

Latitude: 32.5711803863
Longitude: -97.207318691
TAD Map: 2090-328
MAPSCO: TAR-122P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WINDSOR ESTATES ADDITION
Block 1 Lot 5

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$872,674

Protest Deadline Date: 5/24/2024

Site Number: 07712928

Site Name: WINDSOR ESTATES ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,987

Percent Complete: 100%

Land Sqft^{*}: 43,908

Land Acres^{*}: 1.0080

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SIMMONS CHRISTIANNE
SIMMONS WILLIAM J

Primary Owner Address:

7109 CABOT ESTATES DR
MANSFIELD, TX 76063

Deed Date: 9/3/2019

Deed Volume:

Deed Page:

Instrument: [D219201848](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RHADIGAN JOHN E;RHADIGAN KATHY A	12/11/2001	00153370000022	0015337	0000022
LAKE COMANCHE RANCH LTD	12/29/2000	00146870000403	0014687	0000403
USDR INC	1/1/2000	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$777,274	\$95,400	\$872,674	\$744,307
2024	\$777,274	\$95,400	\$872,674	\$676,643
2023	\$695,972	\$95,320	\$791,292	\$615,130
2022	\$499,049	\$60,160	\$559,209	\$559,209
2021	\$501,335	\$60,160	\$561,495	\$561,495
2020	\$485,726	\$60,160	\$545,886	\$545,886

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.